

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
JULY 13, 2004

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission public hearings.

PRE-SESSION - begins at 6:00 p.m. – Tempe City Council Chambers (Garden Level), 31 East Fifth Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda
- Review of past and future applications with staff

PLANNING AND ZONING COMMISSION HEARING –7:00 p.m. – Council Chambers, 31 East Fifth Street.

Consideration of Minutes.

1. **ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. This Code will implement Tempe's General Plan and promote public health, safety, convenience, aesthetics and welfare. It encourages the efficient use of land, sustainable land use and building practices, transportation options and accessibility, and crime prevention. It will require timely citizen involvement in land use decision-making, and promote efficiency in development review and land use administration. The Code will regulate, among other things, building heights, setbacks, parking, landscaping and signs. It will also regulate what uses are allowed in a building and include procedures for requesting approval of a project. The proposed code will combine the CCR, C-1 and C-2 zoning districts into the CSS district and broaden the standards and uses allowed. It will also combine the I-1 and I-2 zoning districts into the LID district. A copy of the proposed code is on file with the City Clerk's Office. **Note: Continued from the June 30, 2004 public hearing.**
2. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **SELLEH RESIDENCE** (Jean W. Selleh, property owner), located at 1104 South Mill Ave, including the following:

#HPO-2004.46 This request is for the designation of the Selleh Residence as an historic property, a single-family residential home built in 1938. Per Chapter 14A "Historic Preservation" of the Tempe City Code, the application must be approved by the Historic Preservation Commission, Planning & Zoning Commission and City Council.
3. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **ELLIOT CORPORATE CENTER** (Sun State Builders, property owner), located at 675 W. Elliot Road, including the following:

#ZON-2004.05 Ordinance No. 808.2004.05 for a zoning change from C-1, Neighborhood Commercial to I-1, Light Industrial, on 2.20 gross acres.

#SIP-2004.42 for a Site Plan consisting of 83,000 s.f. office/warehouse on 1.73 net acres.

4. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **5TH STREET TOWNHOMES** (Joseph Lewis, Tempe Lofts LLC; property owner), located at 598 W. 5th Street, including the following:

#ZON-2004.06 Ordinance No. 808.2004.06 for a zoning change from R-3, Multifamily Residence Limited to R1-PAD, Single Family Residential District on 0.33 gross acres.

#SPD-2004.50 for a Preliminary and Final Planned Area Development (PAD) consisting of seven, three-story, one and two bedroom townhomes (five, two-bedroom and two one-bedroom, totaling 10,833 s.f.) on 0.33 net acres.

Variance:

Waive the requirement of Planned Area Development's for site areas of at least 0.50 (1/2) net acres.

#SBD-2004.51 for an Amended Final Subdivision Plat consisting of seven (7) lots and two (2) tracts on .33 net acres.

5. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **CHEVRON** (F&S Oil III, LLC, Jeff Francis, property owner), located at 808 East Baseline Road, including the following:

#SGF-2004.49 An Amended General Plan of Development for College Park Center and a 2nd Amended Final Plan of Development for Chevron consisting of 6,806 s.f. on .92 net acres.

Use Permit:

To allow a car wash in the PCC-1, Zoning District

Variance:

1. Reduce the required street side-yard setback along Rural Road from 50 feet to 21 feet in the PCC-1, Zoning District.
2. Waive the requirement for overhead bay doors to be screened from view from the abutting streets and alleys and from adjoining properties by a six (6) foot minimum height masonry wall.

6. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **GREATWALL SUPER BUFFET** (Perry Pavlina, property owner), located at 4455 South Rural Road, including the following:

#SFP-2004.47 an Amended Final Plan of Development for **SITE D-1, LAKE COUNTRY PLAZA** for a 6,778 s.f. restaurant on 1.22 net acres.

Variance:

Reduce the minimum required parking spaces from 85 to 79.

7. **STREET RENAMING (0809-14)** Hold a hearing for Planning Commission recommendation on Resolution No. 2004.71, changing the name of Stadium Drive to Veterans Way.

RESOLUTION NO. 2004.71 Resolution to change the street name of Stadium Drive to Veterans Way.

POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 E. Fifth Street. If necessary, continue pre-session discussion.